



Correspondence Between Staff and Applicant

Approval Letter



October 2, 2019

John Berry  
Berry Riddell LLC  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

Re: 3-ZN-2019, 2-GP-2019 & 1-DA-2019  
Raintree Mixed Use

Dear John Berry,

This is to advise you that the cases referenced above were approved at the October 1, 2019 City Council meeting. The City Council related documents may be obtained from the City Clerk's office located at 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251 or by entering the document number through the city website @ <https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-7713.

Sincerely,

Brad Carr, AICP  
Principal Planner



## Planning and Development Services

7447 East Indian School Road  
Scottsdale, Arizona 85251

February 20, 2019

Michele Hammond  
Berry Riddell LLC  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

RE: Administrative Completeness Determination.

Dear Ms. Hammond,

It has been determined that your Development Application 3-ZN-2019, Raintree Mixed Use, is administratively complete. Your Development Application is being reviewed under the City's Enhanced Application Review Methodology, as requested on your Development Application form. City Staff will begin their substantive review of the application material after payment has been received. Please submit payment for this application by either:

- 1) Submitting payment through the online interface for the Digital Case Submittal process utilizing the Key Code 140W2,

OR

- 2) Submitting payment in-person at the City's One-Stop-Shop referencing the project's case number.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information; or, 2) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me at 480-312-7713 or at [bcarr@ScottsdaleAZ.gov](mailto:bcarr@ScottsdaleAZ.gov).

Sincerely,

Brad Carr, AICP  
Principal Planner

C: Case File

July 19, 2019

Brad Carr  
(with resubmittal)

**RE: 3-ZN-2019**  
***Raintree Mixed Use***

Dear Mr. Carr

Please see the following responses to the 2<sup>nd</sup> review letter for the Raintree Mixed Use project.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the second review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. Please revise the project plans to provide one, overall master open space plan for all parcels of the development site. (Zoning Ordinance, Sec. 1.303.)

**Response: One overall master site plan and open space plan is provided with the resubmittal**

2. Please revise the project plans to include the updates to the site plan as a result of the approval of case #4-DR-2019, including incorporation of the stipulations of that case. (Zoning Ordinance, Sec. 1.303.)

**Response: Updates to the site plan per case 4-DR-2019 have been included on the revised site plan.**

3. Please revise the project plans to ensure that all plans, including the site plan, open space plan, pedestrian circulation plan and preliminary grading & drainage plan, show the proposed open space located in the drainage basin north of the residential portion of the site in the same manner. Currently, several of the plans show this space in a different form. (Zoning Ordinance, Sec. 1.303.)

**Response: The drainage basin design and pedestrian improvements have been coordinated on all plans.**

**Drainage:**

4. Please submit a copy of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the comments made within the report submitted with the first review, as well as the following:
  - a. Apparently, the Engineer has not quite addressed the concerns that Don Gerkin, the previous Stormwater reviewer has had on preserving the historical retention volume onsite and then

providing the additional pre- vs. post- stormwater storage volume, if any. It seems that the Engineer may be proposing more volume than what is required onsite per the CoS DSPM. These concerns have been conveyed to the Engineer of Record on this project and they have requested a meeting with the current Stormwater reviewer to discuss these concerns in-person before making the next submittal of the revised Preliminary Drainage Report.

**Response: Drainage Report has been approved per meeting between SEG and City Staff (Nerijus) on 7/16. A copy of the final Drainage Report is provided with the resubmittal.**

### **Significant Policy Related Issues**

The following policy related issues have been identified in the second review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

#### **Engineering:**

5. Please provide loading and unloading areas, with a minimum length of 45 feet and minimum width of 12 feet, in accordance with table below and update the project plans accordingly. Alleys, fire lanes and streets shall not be used for loading and unloading. (DSPM, Sec. 2-1.305.F)

MULTI-FAMILY OFF-STREET LOADING & UNLOADING AREAS	
NO. OF DWELLING UNITS	NO. OF LOADING & UNLOADING AREAS
0 -50	1*
51 - 150	1
151 - 450	2
OVER 450	3**
* The DRB may approve designating one on-lot parking space for loading and unloading that is 10 feet wide by 18 feet long. Designated spaces shall be signed and striped as loading and unloading areas.	
** Plus, any additional loading areas required by the DRB.	

**Response: Two loading areas (12 feet x 45 feet) are shown on the site plan; southern edge and western edge of the multifamily building.**

6. Please revise the project plans to identify the location of all refuse locations for the entire area within the Planned Shared Development (PSD). Those should include existing and proposed refuse locations for the internalized community storage building, the existing retail building at the northeast portion of the site, the new retail building at the southeast portion of the site and the new multi-family development. (DSPM, Sec. 2-1.309)

**Response: The existing and proposed refuse locations are shown on the site plan.**

7. The proposed refuse location is disproportionally distanced from the two buildings; very close to one and far from another. The path of travel for resident is too far for those living in furthest part of building. Please revise the project plans to modify the location of refuse enclosure or provide verbiage on the site plan of an alternative solution, such as concierge service, etc. for consideration. (DSPM, Sec. 2-1.309)

**Response: Keynote #20 has been added to the site plan. It states "Double trash enclosure for recycling, in accordance to C.O.S. detail 2147-1. Trash chutes located at parking garage; valet trash will be provided for tenants."**

### **Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the second review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### **Circulation:**

8. Please revise the project plans to show the straightening of the driveway connection located at the northwest corner of the site, which would provide a more direct connection to Northsight Boulevard. (Zoning Ordinance, Sec. 1.204.)

**Response: The revised driveway design has been explored but no change will be made due to existing retention basin location and impact to other surrounding properties that we do not control.**

If you have any questions regarding the above responses, please do not hesitate to contact me.

Sincerely,

Michele Hammond

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **3-ZN-2019**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

☒ One copy: COVER LETTER – Respond to all the issues identified in this 2<sup>nd</sup> Review Comment Letter

☒ Site Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 ½" x 11"

☒ Open Space Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 ½" x 11"

Technical Reports: Please provide one (1) digital copy of each report requested

☒ 1 copy of Revised Drainage Report

Resubmit the revised Drainage Report to your Project Coordinator.



## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

8/8/2019

John Berry  
Berry Riddell LLC  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

RE: Determination of a Planning Commission hearing

Dear Mr. Berry:

Your Development Application 3-ZN-2019, Raintree Mixed Use, is scheduled on the 8/29/2019 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 8/27/2019. Please limit your presentation to a maximum of 10 minutes.

A subsequent letter with your site post requirements will be sent shortly after the required text has been verified. Typically, this is approximately twenty-one (21) days before a hearing date.

The Planning and Development Services Division has had this application in review for 80 Staff Review Days.

Thank you,

Brad Carr, AICP  
Principal Planner

C: Case File



## CCBG Comment and Response Tracker

Project: Raintree  
1st Review comments  
5.17.19

CASE # 2-GP-2019 / 3-ZN-2019

prepared by: CCBG  
reviewer: Brad Carr  
email: [bcarr@scottsdaleaz.gov](mailto:bcarr@scottsdaleaz.gov)  
phone #: (480) 312-7713

No.	Category	Sheet	Comment	Responsible Party	Response
1	Zoning	A1.0	On several sheets of the project plans, "Calculation 2" indicates that 26% open space is provided. Please revise the project plans to ensure that a minimum of 28% open space is provided per the requirements of the PCP zoning district. (Zoning Ordinance, Sec. 5.4008.F.2.)	CCBG	The open space calculations have been revised to show that the site is in compliance.
2	Zoning		In conjunction with the development project's request for bonus floor area, please submit a Development Agreement (DA) case to the city with the next project submittal.	CCBG	A draft Development Agreement is provided with the resubmittal.
3	Zoning	A4.1	With the next project submittal, please provide building setback exhibits to demonstrate compliance with the setback plane requirements of Zoning Ordinance Sec.5.4007.E.2a.	CCBG	The setback requirement is now shown on the elevation worksheet drawings.
4	Traffic (TIMA)	Traffic Report	Please revise the TIMA to provide existing/ recent traffic counts as part of the analysis.	J2	The TIMA has been revised to include existing/recent traffic counts.
5	Traffic (TIMA)	Traffic Report	The intersection capacity analysis at 87th Street and Raintree Drive applied likely inaccurate "arrive on green" factor during the AM peak hours for the EB/WB movements (much larger than expected). Please review conditions and adjust factors as needed for approach characteristics from Northsight Boulevard and signal starvation & queue spillback from the Loop 101 interchange.	J2	Default Synchro values were used.
6	Traffic (TIMA)	Traffic Report	The intersection capacity analysis at Loop 101 Ramps and Raintree Drive is likely inaccurate due to lane geometry analyzed and unusually high "Right Turn on Red" volume reductions. Please review the conditions, correct lane geometry and adjust factors as needed.	J2	The geometry was evaluated with similar results as a typical four-leg intersection. The geometry was kept as is. Right turn on red values were calculated through Synchro.
7	Drainage		Please submit a copy of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the comments made within the report submitted with the first review, as well as the following: A. This site is part of an approved drainage masterplan and the existing stormwater storage volume on the site in surface basins satisfies the stormwater storage volume required for this development. Please revised the Drainage Report to show the existing surface basins within this development and determined the stormwater storage volume provided by each basin. This volume must be preserved with the new development, either in surface basins or underground storage tanks. The engineer is showing 100 year, hour storage volume for the development in a combination of surface basins and USST. This volume is probably more than what the masterplan for this site required. In addition, the impervious area may decrease with this development and this should be discussed in the report.	SEG	Drainage Report Has Been Revised To Address The Retention Issues.
8	Water and Wastewater		Please submit revised Water and Wastewater Basis of Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Water and Wastewater Basis of Design Reports shall address the following comments: A. Per DSPM, Sec. 7-1.201, please verify the existing capacity of city's 8" system along 87th and Raintree through flow monitoring. Proposed development is taking up approximately 50% of 8" line capacity, without pool backwash having been accounted for, based on city requirements. Please update the preliminary basis of Design report accordingly. Please verify upsizing of the line segments shown below will not be necessary: (see graphic on page 2 of city comments). B. Per DSPM, Sec. 7-1.202, please include pool backwash in sewer demands. Please update the Basis of Design report accordingly.	SEG	See Letter attached to report regarding flow monitoring. Pool backwash was added to demand table.

## CCBG Comment and Response Tracker

Project: Raintree  
1st Review comments  
5.17.19

CASE # 2-GP-2019 / 3-ZN-2019

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reviewer: Brad Carr  
email: [bcarr@scottsdaleaz.gov](mailto:bcarr@scottsdaleaz.gov)  
phone #: (480) 312-7713

No.	Category	Sheet	Comment	Responsible Party	Response
9	Engineering		All waste shall be placed in suitable containers to facilitate waste removal in a sanitary condition. Please update the project plans with refuse infrastructure necessary to serve the site per DSPM requirements. (SRC 24-13)	CCBG/SEG	The plans have been updated to provide proper waste removal infrastructure. Refer to site plan.
10	Engineering		Per the provisions of SRC 49-118, private sewers may be installed at the developer's discretion in multifamily residential developments. Private sewers shall not be installed in a public utility easement of right-of-way except to connect to a public sewer. Please demonstrate compliance with these requirements.	SEG	Private sewers are outside of esmts.
11	Engineering		Per the provisions of SRC49-118, two (2) or more buildings, located on the same parcel or on contiguous lots under different ownership may be provided sewer service through one (1) or more private sewer lines provided: A. There is an established, incorporated association or management firm which is responsible for payment of the sewer service charge; and B. Each parcel or lot has a City-owned sewer line frontage on at least one (1) side of each parcel or lot; and C. The association or management firm does not charge a fee to contact individual parcels to a private sewer line.	SEG	Onsite private sewer exist across lots per reciprocal agmts. New agmts will be provided.
12	Engineering		Please provide a cross-access agreement to include authority for construction on parcel not owned or to be owned by applicant. As currently proposed, the site plan requires drive modifications across parcel boundaries. (Zoning Ordinance, Sec. 1.303.)	CCBG	CCBG & Contractor will coordinate cross-access agreement prior to Construction
13	2001 General Plan	Project Narrative	With the next submittal, please respond clearly identifying all four criteria of the 2001 General Plan (pages 20-23 of the General Plan) utilized in evaluating an amendment and specifically state all criteria that trigger a major amendment for this application and why this amendment is a non-major amendment.	Berry Riddell	Project Narrative has been revised - see section II.
14	2001 General Plan	Project Narrative	Upon resubmittal please respond to the following principles: Enhance Neighborhoods, Support Economic Vitality, and Value Scottsdale's Unique Lifestyle & Character. A more detailed account of the Six Guiding Principles can be located in Appendix 5 of the City Shape 2020 Comprehensive Report at: <a href="http://www.scottsdaleaz.gov/Assets/Public+Website/generalplan/1996+CityShape+2020.pdf">http://www.scottsdaleaz.gov/Assets/Public+Website/generalplan/1996+CityShape+2020.pdf</a>	Berry Riddell	Project Narrative has been revised - see section II.
15	2001 General Plan	Project Narrative	Page 3 of the narrative submitted with the 1st submittal states that the Scottsdale Airpark is the second largest employment center in the state; please provide a source to this statement.	Berry Riddell	Revised to state more than 57,000 employees and 40 million s.f. of commercial space (reference included )
16	2001 General Plan	Project Narrative	Please respond to Goal 6, bullets 1, 3, 4 and 5 of the 5 of the Character and Design Element (through modifications in the proposed site plan and narratively) as to how the proposed development values landscape in the establishment of community character. Please consider the following: A. The proposed development provides no landscaping on the north and east half elevation (Sheet LA2.2) B. Much of the landscaping provided in locations are as small as three feet, while the selected plant (Acacia Mulga) material at its mature width requires areas more than 6x times than what is provided. C. Sheet A4.1 identifies landscape material separating the proposed sidewalk and drive aisle while the landscape sheets, LA2.1 and 2.2, identify the plant material closer to the building with the sidewalk back of curb. Please ensure consistency between sheets with a resubmittal. (Preference is given to a landscape separated sidewalk).	Berry Riddell	Landscape areas have been increased. Overall project provides approximately 32% open space. 5,000 s.f. +/- additional open space has been provided around the residential building to promote a shaded comfortable walking experience for residents. See updated landscape plan.

## CCBG Comment and Response Tracker

Project: Raintree  
1st Review comments  
5.17.19

CASE # 2-GP-2019 / 3-ZN-2019

prepared by: CCBG  
reviewer: Brad Carr  
email: [bcarr@scottsdaleaz.gov](mailto:bcarr@scottsdaleaz.gov)  
phone #: (480) 312-7713

No.	Category	Sheet	Comment	Responsible Party	Response
17	2001 General Plan	Project Narrative	Please respond to Goal 1, bullets 1, 2 of the Land Use Element which recognized Scottsdale's role as a major regional and cultural center, and encourages sustainable land uses that preserve a high quality of life and define Scottsdale's sense of place within the region. The response should identify how a Mixed-Use Neighborhood land use designation, now with a portion proposed as Airpark Mixed Use - Residential by the GACAP, will equally or better implement the objectives of the General Plan.	Berry Riddell	Project Narrative has been revised under section II Land use Element
18	2001 General Plan	Project Narrative	Please respond to Goal 3, bullets 2 and 6 of the Land Use Element which encourage transitions between different land uses and intensifies using gradual land use changes, particularly, where natural or man-made buffers are not available. The response should identify how a designation within a Mixed-Use Neighborhood land use designation, now with a portion proposed as Airpark Mixed Use - Residential by the GACAP, will equally or better implement the objectives of the General Plan.	Berry Riddell	Project Narrative has been revised - see section II Land Use Element
19	2001 General Plan	Project Narrative	Please respond to Goal 5, bullets 1,2,3,4, and 8 of the Land Use Element which seeks to develop land use patterns that are compatible with and support a variety of mobility opportunities/ choice and service provisions. The response should identify how a designation within a Mixed-Use Neighborhood land use designation, now with a portion proposed as Airpark Mixed Use - Residential by the GACAP, will equally or better implement the objectives of the General Plan. Please also note in the response Scottsdale Trolley's Mustang Route is in proximal location to the subject site. ( <a href="https://www.scottsdaleaz.gov/trolley">https://www.scottsdaleaz.gov/trolley</a> )	Berry Riddell	Project Narrative has been revised - see section II Land Use Element
20	2001 General Plan	Project Narrative	Please respond to all applicable Goals and bullets of the Community Mobility Element of the General Plan.	Berry Riddell	Project Narrative has been revised - see section II Community Mobility
21	2001 General Plan	Project Narrative	As a response to Goal 1 of the Community Involvement Report that describes the key issues that have been identified through the public involvement process.	Berry Riddell	Community Involvement Report has been updated.
22	Greater Airpark Character Area Plan (GACAP)	Project Narrative	Please identify both the Goal and supporting Policy with the responses provided to the GACAP; the first review only provides the state Policy.	Berry Riddell	Goals added above supporting policies in section III of the Project Narrative
23	Greater Airpark Character Area Plan (GACAP)	Project Narrative	The response provided to Policy LU1.2 of the Land Use Element of the GACAP which remarks that "Integrating the proposed multifamily land use in a mixed-use setting will provide a residential rental and workforce housing opportunity for the residents of Scottsdale in an employment and service core area of the City. Defined by the GACAP, workforce housing is " broad range of owner and renter occupied housing, located in or near employment centers and intended to appeal to essential workers in the community. Accordingly, please provide discussion regarding the need for the proposed housing type - including the proposed unit sizes (unit breakdown, number of 1,2,3 bedrooms, etc.) and market rents that will be sought to illustrate that this proposal will be providing workforce housing and meeting a variety of income levels that desire to live in this area of the community.	Berry Riddell	Unit information added to LU 1.2., section III of the Project Narrative

## CCBG Comment and Response Tracker

Project: Raintree  
1st Review comments  
5.17.19

CASE # 2-GP-2019 / 3-ZN-2019

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phone #: (480) 312-7713

No.	Category	Sheet	Comment	Responsible Party	Response
24	Greater Airpark Character Area Plan (GACAP)	Project Narrative	Please respond to Goal 5, Policy 5.2 of the Land Use Element of the GACAP which remarks that "Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height development standards flexibility, and/or street abandonment are considered." The first submittal requests the Zoning Ordinance bonus provision for additional floor area (Zoning Ordinance, Section 5.4008, Page 21 of the first submittal). This proposal requests an additional 42,498 sq. ft. at a contribution of \$540,699 in special improvements. However, the improvements have not been identified within the provided narrative.	Berry Riddell	LU 5.2 has been added to the Project Narrative, section III. A Development Agreement is being provided with the resubmittal. The bonus contribution will be allocated towards Public Art/Greater Airpark Cultural Trust Fund.
25	Greater Airpark Character Area Plan (GACAP)	Project Narrative	Please respond to Goal 8, Policies LU 8.1, 8.2, and 8.3 of the Land Use Element and Goal 2, Policies NH 2.3 and 2.4 of the Neighborhoods and Housing Element of the GACAP with respect to how the proposed site development area (+/- 13 acres) recognizes and values the provision of useable open space - specifically for the residential components - as part of the community's overall quality of life. As a point of comparison - SOHO Scottsdale (previously Bahia Work Live), a predominately vertical mixed use, PCP-AMU-R site was developed with a more compact building mass and much of its open space is both visually and more physically accessible to the general public while, The Core at Hayden (previously Sunrise Commons/Impact Church), a horizontal mixed use development allocated nearly 59% of its overall open space to the residential component (visible on the north and east sides of the property) while this proposal provides only 46% (Open Space Calculation #2 indicates a deficit of provided open space of 2%. 28% Required/ 26% Provided). With a resubmittal, please provide an increase to the meaningful areas of open space.	Berry Riddell	The landscape areas throughout the 13-acre PCP site have been revised/increased to provide a larger open space areas for plant material and shade trees to complement and define the project in its surroundings. A detached sidewalk condition is provided adjacent to the residential building to provide a more walkable urban feel. The central open space area on site is programed with passive recreational activities including numerous shade trees, benches and a pathway. See Project Narrative LU 8.1 and NH 2.3
26	Greater Airpark Character Area Plan (GACAP)	Project Narrative	Please respond to Goal 1 and all applicable policies of the Environmental Planning Element of the GAPCAP which encourages reducing energy consumption through environmentally sensitive land use practices and design policies.	Berry Riddell	Project Narrative has been revised under section III, Environmental Planning.
27	Greater Airpark Character Area Plan (GACAP)	Project Narrative	Please respond to Goal 3 and all applicable policies of the Environmental Planning Element of the GACAP which promotes reducing the Urban Heat Island effect in the Greater Airpark.	Berry Riddell	Project Narrative has been revised under section III, Environmental Planning.
28	Site Design	A1.0	Prioritizing open space and a reduction in the apparent mass of the development project's buildings, please consider the following approaches in responding to subsections D, F, and G of the proposed statement of the Planned Airpark Core Development (PCP) zoning district: (Zoning Ordinance Sec. 5.4001.)	CCBG	The overall building massing has been revised along with an increase in the open space on perimeter of the project. Refer to site plan and exterior images.
28a.	Site Design	A1.0	Compose a site plan of smaller individual buildings versus the proposed monolithic building.	CCBG	Negotiated w/ C.O.S.



## CCBG Comment and Response Tracker

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CASE # 2-GP-2019 / 3-ZN-2019

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phone #: (480) 312-7713

No.	Category	Sheet	Comment	Responsible Party	Response
28b.	Site Design	A1.0	Vary building placement and/ or setback from property lines or other point or reference.	CCBG	The building design has been revised to incorporate a varied setback with recessed patios and buiding volumes. Refer to site plan and exterior images.
28c.	Site Design	A1.0	Reconfigure apartments into U - Shaped buildings(s) or a building having a linear core with perpendicular "wings" or "fingers".	CCBG	Negotiated w/ C.O.S.
28d.	Site Design	A1.0	Open or one end of enclosed courtyards. An open courtyard plan and articulated building form will improve natural ventilation and increase access to sunlight, especially benefiting lower floor units.	CCBG	Negotiated w/ C.O.S.
28e.	Site Design	A1.0	Articulate building mass with step backs, varied building placement/ setback and variation in building height.	CCBG	The building design has been revised to incorporate a varied setback with recessed patios and buiding volumns. Refer to site plan and exterior images.
28f.	Site Design	A1.0	Utilize material changes, fenestration and other architectural element to subdivide building walls and smaller components, including:	CCBG	The building design has been revised to reduce the boxiness and repetativeness by creating more distinct volumes and massing. Refer to exterior images.
28f. I	Site Design	A1.0	Minimize west facing units and use building placement and form to minimize solar exposure,	CCBG	Negotiated w/ C.O.S.
28f. II	Site Design	A1.0	Provide a context for units by orienting units toward other units.	CCBG	Negotiated w/ C.O.S.
28f. III	Site Design	A1.0	A more varied and articulate building form should increase naturally cooling breezes and encourage movement of air in and around the structure.	CCBG	The building design has been revised to incorporate a varied setback with recessed patios and buiding volumes. Refer to site plan and exterior images.
28g.	Site Design	A1.0	The large single-use building presents challenges to navigation especially by pedestrians. Pedestrian circulation and connectivity within the site and to surrounding areas is an important urban design object that benefits site development in numerous other ways.	CCBG	There has been a conscious effort to connect the site with the surrounding community by increasing the amount of sidewalks at the perimeter of the building. Refer to site plan and projet narrative.
28h.	Site Design	A1.0	Movement between sites should be accommodated directly without returning to the public street. Anticipate connection points to adjoining development. Provide visual and physical connections of on-side open space with the open space of adjoining development.	CCBG	The sidewalks have been designed to be connected through the site and with the open space. Refer to site plan and project narrative.
28i.	Site Design	A1.0	Utilize both the north and south edges of the site for pedestrian circulation. Utilize the drainage feature at the western boundary as pedestrian amenity and potential connection to adjoining areas.	CCBG	Sidewalks are incorporated into the design along the north and south sides of the property to connect with the adjoining areas. Refer to site plan and project narrative.

## CCBG Comment and Response Tracker

Project: Raintree  
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No.	Category	Sheet	Comment	Responsible Party	Response
28j.	Site Design	A1.0	Provide direct pedestrian access to exterior ground floor units.	CCBG	Porches and stoops have been incorporated into the design for the main floor units. Refer to the site plan and exterior images.
28k.	Site Design	A1.0	Identify a north/ south pedestrian route near the mid-point of the site. Reconfigure existing or incorporate additional open space at the project entrance and near building entrances.	CCBG	Negotiated w/ C.O.S.
28l.	Site Design	A1.0	Reconfigure existing or incorporate additional open space at the project entrance and near building entrances.	CCBG	The building design has been revised to reduce the boxiness and repetativeness by creating more distinct volumes and massing. By doing this we were able to add more open space at the building entrance. Refer to site plan and exterior images.
28m.	Site Design	A1.0	Prepare and submit a concept development plan that includes a contextual site plan showing area-wide pedestrian destinations, connections and pathways. Anticipate pedestrians connection to adjoining properties and provide option for future connections.	CCBG	Site plan includes area-wide pedestrian connections and encourages potential circulation routes in future development at neighboring properties
28n.	Site Design	A1.0	Incorporate pedestrian scale lighting and access to amenity areas.	CCBG	Lighting will be incorporated into the design at a pedestrian scale.
28o.	Site Design	A1.0	Incorporate entrances to ground floor units where building front streets. Design defensible space for security and privacy. Utilize low walls, and view fencing, plant barriers and grade changes for creating separation.	CCBG	Porches and stoops have been incorporated into the design utilizing low walls as well as grade change. Refer to the site plan and exterior images.
29	Circulation	A1.0	All access aisles must be a minimum of 24 feet in width. Please revise the project the project plans accordingly. (Zoning Ordinance, Sec. 9.106.)	CCBG	Access aisles are all at a minimum 24' wide. Refer to site plan.
30	Engineering	A1.0	Please provide loading and unloading areas, with a minimum length of 45 feet and minimum width of 12 feet, in accordance with table below and update the project plans accordingly. Alleys, fire lanes and streets shall not be used for loading and unloading. (DSPM, Sec. 2-1.305.F)	CCBG	Loading areas have been added. Refer to site plan.
31	Engineering	A1.0	Please revise the project plans to comply with the following location and design requirements for non-residential, mixed-use, and multi-family residential refuse and recycling enclosures. Please locate and position the enclosure(s): (DSPM, Sec. 2-1.309)	CCBG	Updated site plan to accommodate trash & recycle
31a.	Engineering	A1.0	So that the approach pad for the enclosure(s) is located that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of 13 feet 6 inches (14 feet is recommended), and unobstructed minimum vertical clearance above the approach pad and refuse enclosure of 25 feet. (The vertical clearance are subject to modification based on enclosure container size, location, and positioning as determined by the Sanitation Director, or designee.)	CCBG	The location of the refuse and recycle enclosures are unobstructed and provide a clear path for pick up
31b.	Engineering	A1.0	In a location that is easily accessible for collection, and does not require truck to "backtrack"	CCBG	The new refuse location does not require the truck to backtrack

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31c.	Engineering	A1.0	A maximum 100 feet distance from building service exit to refuse enclosure;	CCBG	The new development will provide valet trash service to eliminate the need for residences to take out their trash & recycables
31d.	Engineering	A1.0	So that collection vehicles do not back up for more than 35 feet	CCBG	The location of the refuse and recyclable containers will create an easy approach for pickup. The truck will not need to back up more than 35 feet
31e.	Engineering	A1.0	So that the path of travel for the refuse truck accommodates a minimum vehicle turning radius of 45 feet, and a minimum length of 40 feet	CCBG	The existing shared drive accommodates adequate space for turning and pick up
31f.	Engineering		So that the approach pad is level, with a maximum of 2 percent slope	CCBG	The approach pad will be level w/ a 2% max slope
31g.	Engineering		So that the enclosure(s) are not placed between the on-site buildings and adjacent lower density residential unless there is no reasonable alternative. In these situations, orient the enclosure(s) towards the interior of the property	CCBG	The enclosures are located along the west property edge, away from the adjacent lower density residential
31h.	Engineering	A1.0	So that the enclosure(s) are not placed next to drainage ways or basins, unless there is no reasonable alternative	CCBG	The enclosures are positioned south of the drainage and basin
31i.	Engineering	A1.0	So that the enclosure(s) are not placed between the street and the front of the building, unless there is no reasonable alternative	CCBG	The enclosures are not placed between the street and front of building
31j.	Engineering	A1.0	So that the enclosure(s) are not placed at the end of a dead-end parking aisle.	CCBG	The enclosures are not placed at the end of a dead-end parking aisle
32	Engineering	A1.0	For multi-family residential development projects, refuse containers are required to be provided in accordance with Table 2-1.311.B of the DSPM. Multi-family residential developments are encouraged to incorporate recycling of reusable refuse material within the design of a building and provide refuse and recycling containers in accordance with Table 2-1.311.B of the DSPM.	CCBG	The new enclosures provide trash and recycle containers
33	Engineering	A1.0	Compactors may be used as an alternative to refuse or recycling containers. To determine adequacy and site location of compactors, if proposed, please provide the following on a refuse plan	CCBG	The new compactor and recycle containers meet the needed volume required
33a.	Engineering	A1.0	Compactor type	CCBG	RJ-250SC 34 cu. yds. Compactor (Self-Contained)
33b.	Engineering	A1.0	Compactor capacity - state on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20,000 square feet with no recycling	CCBG	Conversion calculation is located on the site plan
33c.	Engineering	A1.0	Compactor location, addressing the following:	CCBG	See site plan
33c. I	Engineering	A1.0	Place the refuse compactor container and approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen (14) feet is recommended), and unobstructed minimum vertical clearance above the concrete approach slab and refuse compactor container storage area concrete slab of twenty-five (25) feet	CCBG	The approach is unobstructed and provides adequate clearance for pick up
33c. II	Engineering	A1.0	Place the refuse compactor container in a location that does not require the bin to be maneuvered or relocated from the bin's storage location to be loaded on to the refuse truck	CCBG	The approach is unobstructed and provides adequate clearance for pick up

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33c. III	Engineering	A1.0	Provide a refuse compactor container approach area that has a minimum width of (14) feet and length of sixty (60) feet in front of the container	CCBG	The refuse compactor has a min width of 14' and length of 60' in front of the container
33c. IV	Engineering	A1.0	Demonstrate path of travel for refuse truck accommodates a minimum vehicle turning radius of 45', and vehicle length of 40'	CCBG	The site provides a path of travel with a min. turning radius of 45' and vehicle length of 40'
34	Engineering	A1.0	Although not a requirement, recycling is an amenity found to be desired by Scottsdale residences. Please note if recycling containers will be provided for the development project.	CCBG	Recyclable containers will be provided for this development
35	Engineering	A1.0	Please revise the project plans to illustrate existing public utility, water and sewer easements traversing the development project site. These easements areas are to be vehicularly accessible from a public right-of-way or private street tract and free of obstructions. If in conflict with proposed development, the applicant must follow easement release requirements as found in DSPM Sec. 6-1.420 for water and Sec. 7-1.413 for sewer, or redesign the site to accommodate easement encumbrances.	CCBG	All easements that will remain are shown on the site plan and are accessible.
36	Engineering	A1.0	Please revise the project plans to identify the construction of unobstructed directional ramps at all project boundary locations fronting intersections. (DSPM, Sec.5-8.205)	CCBG	The site plan provides the location of existing directional ramps to be remain. Refer to Civil plans for location of flush curb cuts
37	Airport	N/A	Per Scottsdale Revised Code, Chapter 5, Aviation, the following will be required to the submitted, received and approved/ recorded prior to issuance of a building permit for the development project: A. A height analysis shall be completed and the FAA response submitted (Sec. 5-354). Fair Disclosure - Owner shall make fair disclosure to each purchaser or prospective tenant and, if subject to CC&Rs shall include a copy of disclosure (Sec.5-355). C. An Avigation Easement shall be granted to the city and recorded (Sec.5-357).	CCBG	A draft of the FAA form 7460-1 has been prepared in hard copy form. The digital copy will be submitted electronically prior to the DRB process.
37a.	Airport	N/A	Per Scottsdale Revised Code, Chapter 5, Aviation, the following will be required to the submitted, received and approved/ recorded prior to issuance of a building permit for the development project:	CCBG	The Scottsdale Airport Vicinity Development Long Form will be prepared by CCBG and coordinated with our Zoning Attorney
37b.	Airport	N/A	Fair Disclosure - Owner shall make fair disclosure to each purchaser or prospective tenant and, if subject to CC&Rs shall include a copy of disclosure (Sec.5-355)	CCBG	The Fair Disclosure will be reviewed and addressed during the submittal of the Scottsdale Airport Vicinity Development application
37c.	Airport	N/A	An Avigation Easement shall be granted to the city and recorded (Sec.5-357)	CCBG	The Avigation Easement will be submitted during the FAA approval process
38	Circulation		Please revise the project plans to show the straightening of the driveway connection located at the northwest corner of the site, which would provide a more direct connection to Northsight Boulevard. (Zoning Ordinance, Sec. 1.204)	CCBG	Need to review with City Staff to better understand the request.
39	Circulation		The pedestrian circulation seems to end on the west side of the northern site building. Please revise the project plans to identify how the sidewalk connects to the intersection of Northsight Boulevard and Butherus Drive. (Zoning Ordinance, Sec. 1.303.)	CCBG	The pedestrian path is shown to the northwest corner of our property.



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40	Circulation		Please revise the project plans to provide more detail regarding the garage entrance. Please note if the entrance is gated, and if there is a turn-around provided in front of the gate. (Zoning Ordinance, Sec. 1.303.)	CCBG	The site plan has been revised to show the vehicle gate in the parking garage and show the parking area before the gate for overflow, guest parking, and turn around.
41	Engineering		Please revise the ALTA for the development project per the conflicts shown in the graphics below: (See graphics on page 9 of City Comments)	SEG	The ALTA will be revised once the abandonments etc are finalized.
42	Archaeology	N/A	Please note that any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.	Contractor	If discoveries of archeological resources are made during construction they will be dealt with in accordance with the requirements of Scottsdale Revised Code.